



RESOLUTION

APPROVAL TO MARKET THE FORMER KALAHEO ELEMENTARY SCHOOL PROPERTY, KAILUA, OAHU, HAWAII, TAX MAP KEY NO. 4-4-033-018.

WHEREAS, Chapter 37, Revised Ordinances of Honolulu 1990 ("ROH"), as amended, pertains to the disposal of real property owned by the City and County of Honolulu; and

WHEREAS, Section 37-1.11 ROH requires the submittal of a draft resolution by the Director, Department of Budget and Fiscal Services ("BFS Director"), to the Council of the City and County of Honolulu before City surplus or nonsurplus real property, with an assessed value of more than \$1 million, is marketed; and

WHEREAS, the City owns in fee the former Kalaheo Elementary School property ("Kalaheo property"), identified as TMK: 4-4-033-018, as shown colored in yellow on the maps designated as Exhibits A and A-1, attached hereto and by reference made a part of this resolution; and

WHEREAS, the Superintendent of Education has consented to the return of the Kalaheo property to the jurisdiction of the City for disposal; and

WHEREAS, the Kalaheo property is located in Kailua, Oahu, and is fronted by a mature residential neighborhood along Iliaina Street; Kailua Assembly of God Church property on one side (TMK: 4-4-033-016); and on the other side, TMK: 4-4-011-03, which is a 206± parcel owned by Castle Residuary LLC; and

WHEREAS, the Kalaheo property is a 10.038 acre rectangular, upward-sloping vacant parcel that has 2 access points, from Ilimano and Iliaina Streets; and

WHEREAS, the roadway stub off Iliaina Street is a consolidated part of the Kalaheo property; and

WHEREAS, the Kalaheo property is zoned R-7.5, Residential District, with a sliver of the property at the southwestern corner zoned P-1, Restricted Preservation District; and

WHEREAS, the permitted uses will be in accordance with said zoning; and

WHEREAS, the 2015 assessed valuation for the Kalaheo property is \$10,455,000; and



RESOLUTION

WHEREAS, the publicizing activities to market the Kalaheo property will include informational meetings, press releases, notifications to the general public, developers, real estate firms, associations, and organizations in the real estate, construction and building industries, as shown on the Marketing Plan designated as Exhibit B, attached hereto and by reference made a part of this resolution; and

WHEREAS, the City will not enter into any real property brokerage firm contract or pay any brokerage commissions; and

WHEREAS, the BFS Director proposes to market and sell the Kalaheo property in an "as-is", "where-is" condition; and

WHEREAS, the prospective developer will be required to submit a drainage study to the Department of Planning and Permitting ("DPP") to ensure that any proposed development will provide adequate drainage and will not create any adverse drainage impacts to the surrounding properties; and

WHEREAS, the prospective developer will be required to submit a detailed, site specific geotechnical report to the DPP to establish the on-site soil characteristics and to address any potential rockfall hazards from the hillside; and

WHEREAS, the provision of a road turnaround at the end of Ilimano Street will be required as part of the development of the Kalaheo property; and

WHEREAS, the existing concrete swales and box drain in the northeast corner of the property are located within the Kalaheo property; and

WHEREAS, Drainage Easements A, E, F and V that are in favor of the City for storm drain purposes will be cancelled by the City, which may require the prospective developer to work with the private homeowners to obtain new easements for the drainage improvements, if needed; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that it approves the marketing of the Kalaheo property; and

BE IT FURTHER RESOLVED that the BFS Director may proceed with the marketing of the Kalaheo property; and

BE IT FURTHER RESOLVED that the marketing will be in accordance with the recommendations of the BFS Director and with all applicable laws; and



CITY COUNCIL

CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

FILED
JUN 9 2016
PURSUANT TO ROH Sec. 1.2.5

No. 15-169

RESOLUTION

BE IT FINALLY RESOLVED that the Clerk be directed to transmit a certified copy of this resolution to the BFS Director.

INTRODUCED BY:

(br)

Councilmembers

DATE OF INTRODUCTION:

JUN 9 2015

Honolulu, Hawaii

U.S. AIR FORCE
CITY OF HONOLULU
CITY CLERK
RECEIVED

FILED
JUN 9 2016
PURSUANT TO ROH Sec. 1-2.5

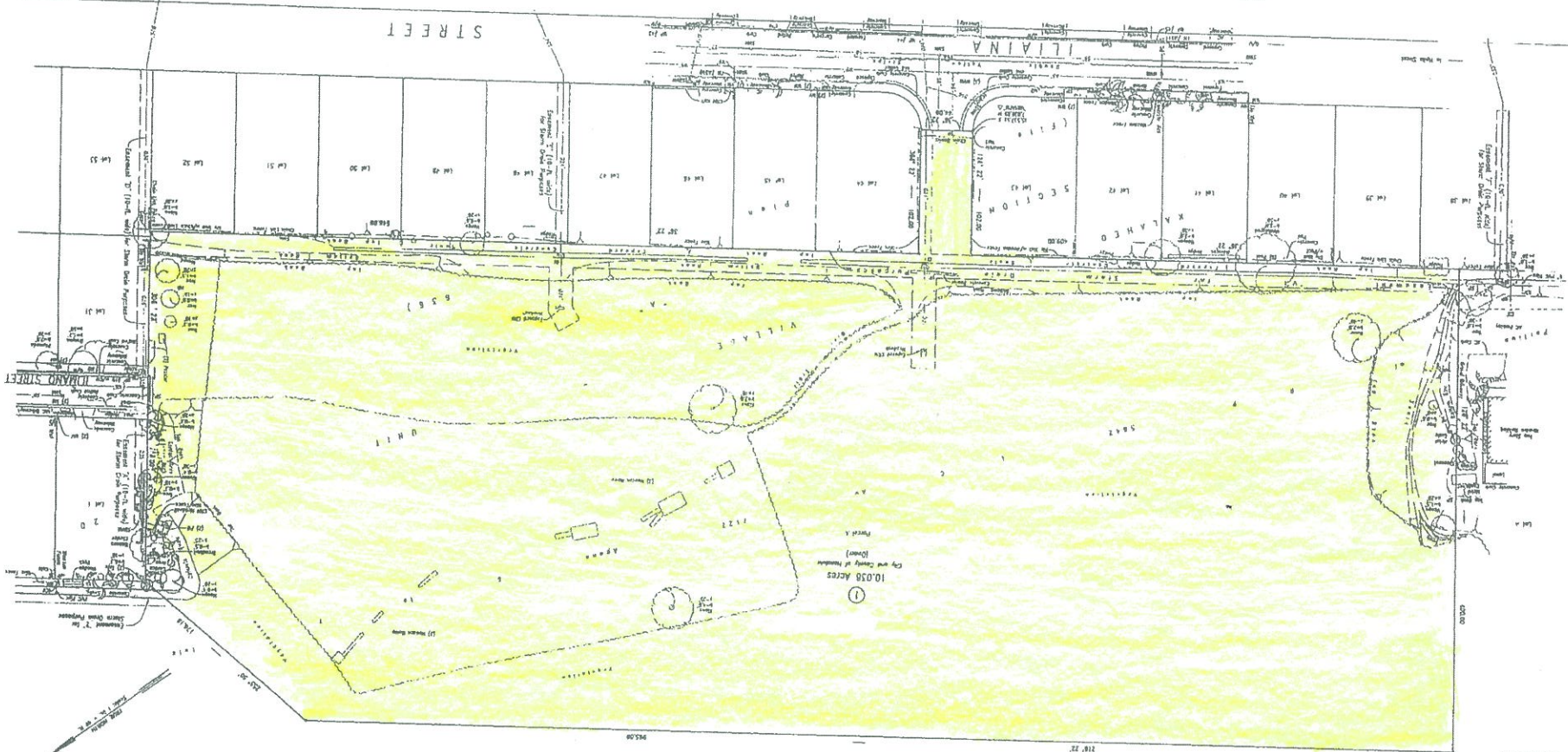
([Enc No. 7-10-68])
The undersigned states below are compiled from available data for reference only and do not constitute an assurance or representation. The undersigned does not assume any responsibility for the correctness of the foregoing.

(For No. 7 10-8-82)

[illegible]

①
04777

Polym	
Colony	
Block	
Random	

[illegible]

EWING, NO. 4470 Direct Traveling
SOURCE: File # 696
NY. NY 7/18 August 20, 1953

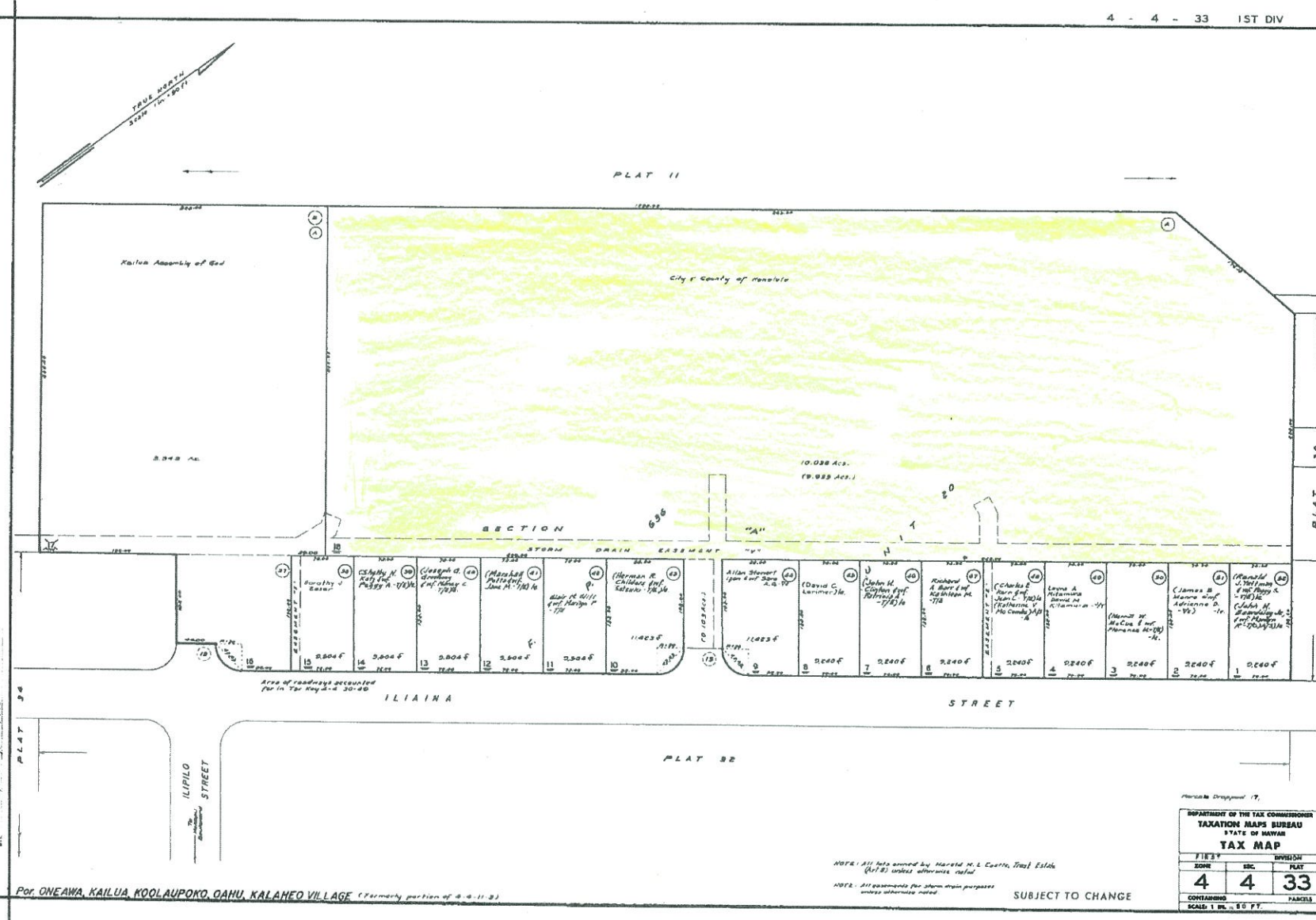


Exhibit B

MARKETING PLAN CITY AND COUNTY OF HONOLULU Fee Simple Interest in the Former Kalaheo Elementary School Property Kailua, Oahu, Hawaii TMK: 4-4-033-018

Media Communications

- Notice to Bidders
- Information Sheet
- Legal Advertisements

Websites

- City and County of Honolulu's website
- LoopNet.com (real estate business website)
- Craigslist

Notifications to Realtor Associations

- Hawaii Association of Realtors (HAR)
- Honolulu Board of Realtors (HBR)
- Commercial Real Estate Firms

Notifications to Developer Associations

- Building Industry Association (BIA)
- Mailing list of developers

Notifications to City Agencies

- Mayor's Cabinet Meeting
- Office of Housing
- Strategic Development Office

Notifications to General Public

- Neighborhood Boards
- Councilmembers
- Olelo Community Information

Press Releases

- Midweek
- Pacific Business News
- Honolulu Star Advertiser
- Windward Oahu News
- Radio Stations
- Newspaper Columnists